108.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,900 / 940,900
					USE VALUE:	940,900 / 940,900
					ASSESSED:	940,900 / 940,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FALLON CHRISTOPHER B/GINA
Owner 2:	
Owner 3:	
Street 1:	24 DODGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIOTINE JOHN & ROSE MARIE -
Owner 2:	-
Street 1:	24 DODGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 3599 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9316.000	451,300		489,600	940,900
Total Card	0.214	451,300		489,600	940,900
Total Parcel	0.214	451,300		489,600	940,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 261.45 | /Parcel: 261.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68759

GIS Ref

GIS Ref

Insp Date 10/15/14

!8454!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	451,300	0	9,316.	489,600	940,900		Year end	12/23/2021
2021	101	FV	436,500	0	9,316.	489,600	926,100		Year End Roll	12/10/2020
2020	101	FV	436,500	0	9,316.	489,600	926,100	926,100	Year End Roll	12/18/2019
2019	101	FV	325,300	0	9,316.	496,600	821,900	821,900	Year End Roll	1/3/2019
2018	101	FV	325,300	0	9,316.	370,700	696,000	696,000	Year End Roll	12/20/2017
2017	101	FV	325,300	0	9,316.	335,800	661,100	661,100	Year End Roll	1/3/2017
2016	101	FV	325,300	0	9,316.	321,800	647,100	647,100	Year End	1/4/2016
2015	101	FV	316,800	0	9,316.	272,800	589,600	589,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:21:46

LAST REV

Date	Time
07/08/16	08:13:26
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIOTINE JOHN &	39208-539		5/16/2003	Change>Sale	315,000	No	No		
	8810-470		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	68759
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	328	Solar Pa	45,000					
8/20/2003	704	Redo Kit	10,500			G6	GR FY06	re-do bath also
4/14/2003	340	Addition	95,000	C		G6	GR FY06	2ND STY ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
10/15/2014	Measured	PC	PHIL C
1/7/2009	Measured	372	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
12/18/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
10/24/1999	Measured	256	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9316		Sq. Ft.	Site		0	70.	0.75	5									489,638						489,600	

Total AC/HA:	0.21387	Total SF/SM:	9316	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	489,638	Spl Credit		Total:	489,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98460799
Const Adj.:	0.99989998
Adj $ / SQ:	127.986
Other Features:	79012
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554412
Depreciation:	103121
Depreciated Total:	451292

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.99
Special Features:	0	Val/Su Net:	89.22
Final Total:	451300	Val/Su SzAd	143.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,602	127.990	205,034
BMT	Basement	1,536	45.880	70,476
FFL	First Floor	1,536	127.990	196,587
WDK	Deck	384	8.600	3,304

Net Sketched Area:	5,058			Total:	475,401
Size Ad	3138	Gross Area	5058	FinArea	3599

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

108.0-0001-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	